



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: AUGUST 23, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-12  
1100 BRISTOL STREET

DATE: AUGUST 12, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

## **PROJECT DESCRIPTION**

The applicant is requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2004, to March 1, 2005.

## **APPLICANT**

Bristol Street Mini Storage, LLC, is requesting approval of the time extension and representing the property owner, County of Orange.

## **RECOMMENDATION**

Deny by adoption of Planning Commission resolution.

WENDY SHIH  
Associate Planner

PERRY L. YALANTINE  
Asst. Development Services Director

**BACKGROUND**

In 1994, the County made the property available for lease for a 10-year period. On April 25, 1994, the Planning Commission approved a limited-term conditional use permit (CUP) for a mini-storage facility on the property. The CUP was approved for 10 years, to expire on April 25, 2004. On April 12, 2004, responding to an application by the business owner, the Planning Commission extended the CUP to September 1, 2004, to coincide with the expiration date of the current County lease.

The applicant is now requesting a further 6-month extension of the CUP, to expire March 1, 2005.

**DISCUSSION**

Staff is recommending denial for a further extension of the CUP because a number of new developments have been built in the area since the original CUP approval in 1994. Staff feels the cargo container storage facility is no longer compatible with the area. Staff also believes the project does not reflect a quality development on this major street. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways.

The applicant requests an extension of time "to allow County of Orange sufficient time to allow for RFP process" for a future lease on the property. Since the City has no way of knowing when that process would be concluded, staff recommends against incremental extension of the CUP.

Both County staff and the business operator have been advised that staff would not support a request to extend the CUP beyond the September 1, 2004, expiration.

**ALTERNATIVES**

If the time extension were denied, the storage use could not remain on the property and their lease with the County would terminate on September 1, 2004.

If the Planning Commission wishes to approve the extension of time, the County lease could be extended for 6 months.

**CONCLUSION**

Based on the above discussion, staff is recommending a denial of the CUP extension. Staff believes that expiration of the CUP for outdoor storage of recreational vehicles and mini-storage facility should coincide with the current County lease.

Attachments:      Draft Planning Commission Resolution  
                         Exhibit "A" – Findings  
                         Exhibit "B" – Conditions of Approval  
                         Location Map/Aerial Photograph

cc:     Deputy City Manager - Dev. Svcs. Director  
         Sr. Deputy City Attorney  
         City Engineer  
         Fire Protection Analyst  
         Staff (4)  
         File (2)

Lee Jamieson  
P.O. Box 82515  
Bakersfield, CA 93380

County of Orange  
Resources and Development Management Dept.  
Attn: Jack Stribling, Real Estate Services  
300 N. Flower St.  
Santa Ana, CA 92702

File: 082304PA0412	Date: 080904	Time: 830a.m.
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**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING EXTENSION OF  
PLANNING APPLICATION PA-04-12**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES  
AS FOLLOWS:

WHEREAS, an application was filed by Bristol Street Mini Storage, LLC, representing County of Orange, owner of real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2004, to March 1, 2005, within the C2 (General Commercial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 23, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-04-12 with respect to the property described above.

**PASSED AND ADOPTED this 23<sup>rd</sup> day of August, 2004.**

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Chair, Costa Mesa  
Planning Commission

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STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on August 23, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"**

**FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the development is not compatible with developments in the same general area. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways. Granting the minor conditional use permit would allow a use which is not in accordance with the intent of the general plan designation for the property.
- B. The project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The development is not compatible with others in the area.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL (If Project Is Approved)**

- PIng.    1.    All applicable conditions of approval for PA-94-24 shall continue to be complied with.
2.    The conditional use permit herein approved shall be valid until March 1, 2005. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.

# AERIAL PHOTOGRAPH

1100 Bristol Street



## Legend

Street Names  
Parcel Lines  
City Boundary  
Ortho  
Photography  
Parcels







# COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

JUL 29 2004

ED  
COSTA MESA  
DEPARTMENT

Bryan Speegle, Director  
300 N. Flower Street  
Santa Ana, CA  
P.O. Box 4048  
Santa Ana, CA 92702-4048  
Telephone: (714) 834-2300  
Fax: (714) 834-5188

July 27, 2004

Charles Mc Can, President  
Bristol Street Mini Storage  
P. O. Box 82515  
Bakersfield, CA 93380-2515

Re: Expiration of Lease Agreement – 1100 Bristol Street, Costa Mesa, CA  
Santa Ana Delhi Channel - Project No: F01-311.1, 311.2

Dear Mr. Mc Can:

It is our understanding that on August 23, 2004, the City of Costa Mesa Planning Commission will consider your request to extend your Conditional Use Permit (CUP) for six-months. We understand also that the City planning staff is recommending against that extension. If that extension is not granted your facility will be an unauthorized land use as of August 31, 2004. Given that the City planning staff is not supporting your request, a strong likelihood exists that your request will be denied. If our understanding of the facts surrounding your CUP are inaccurate, please let us know.

We would like to reiterate that the County is unwilling to extend your lease if the City does not extend your CUP. Your lease requires that you comply with all applicable law, including local land use regulations per sections 3 and 7 of the General Conditions of your lease. Please confirm that you are prepared to vacate the property on August 31, 2004 if the City Planning Commission does not extend your CUP.

Confirm also that you have taken steps to inform your subtenants of the need to also vacate the premises at the end of your lease term August 31, 2004. Please include copies of any notices you have sent and/or are prepared to send to insure compliance. You may forward the information to Jack Stribling of my staff.

If you have not yet taken steps to inform your subtenants, please provide us with your plan to assure that the property can be returned to the County free of any improvements or other encumbrances as required by your lease in section 19.

Thank you for your cooperation in this matter. If you should have any questions, please contact Jack at (714) 834-5585.

Sincerely,

Herb Nakasone  
RDMD/Director Public Works

cc: Lee Jamieson  
Bryan Speegle, Director RDMD  
Bob Wilson, RDMD Internal Services  
Donald Lamm, City of Costa Mesa

Nadeem Majaj, RDMD/Flood Control Division  
Stella Oviedo, Chief Real Estate Services  
Jack Stribling, RDMD/Real Estate Services